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1 Wothorpe Villas Second Drift, Wothorpe – PE9 3JH

Stamford

In Excess of £625,000

1 Wothorpe Villas Second Drift

Wothorpe, Stamford

Edwardian charm, endless potential. Spacious rooms, original features & scope to create your dream home in sought-after Wothorpe.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: G

- Generous Edwardian terrace packed with original features and over 1,700 sq. ft. of living space.
- Prestigious Wothorpe location, just minutes from Stamford town centre and open countryside.
- Flexible layout with stud walls offering easy reconfiguration to create grand bedroom suites.
- Two large attic rooms with potential for a stunning principal suite, studio or home office.
- Beautiful bay-fronted living room and spacious dining room, both flooded with natural light.
- Long, enclosed garden with plenty of space for entertaining, relaxing or growing your own.



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What the owner told us...

"This has been our family home for over 60 years. It's where we've celebrated birthdays, Christmases and even weddings. There's space for everyone here and with a bit of love, it could be someone else's forever home too."

Our thoughts...

You know those homes on TikTok where someone walks in, sees the potential straight away, and turns it into something jaw-dropping? This is one of those. The second I stepped through the front door, I knew this one was special.

It's the kind of house that makes your heart beat a little faster if you love character, space, and the thrill of making something your own. Early Edwardian, full of original features, and spread over three floors, it's absolutely brimming with possibilities.

Let's talk about the space first. The living room at the front is over 14 feet long with a bay window that pours in light. I could instantly see cosy evenings here in winter and bright, airy mornings in summer. Opposite, the dining room is almost square, just under 14 feet each way, with doors out to the garden. Picture it with an oversized table, statement lighting, and those original features highlighted again.

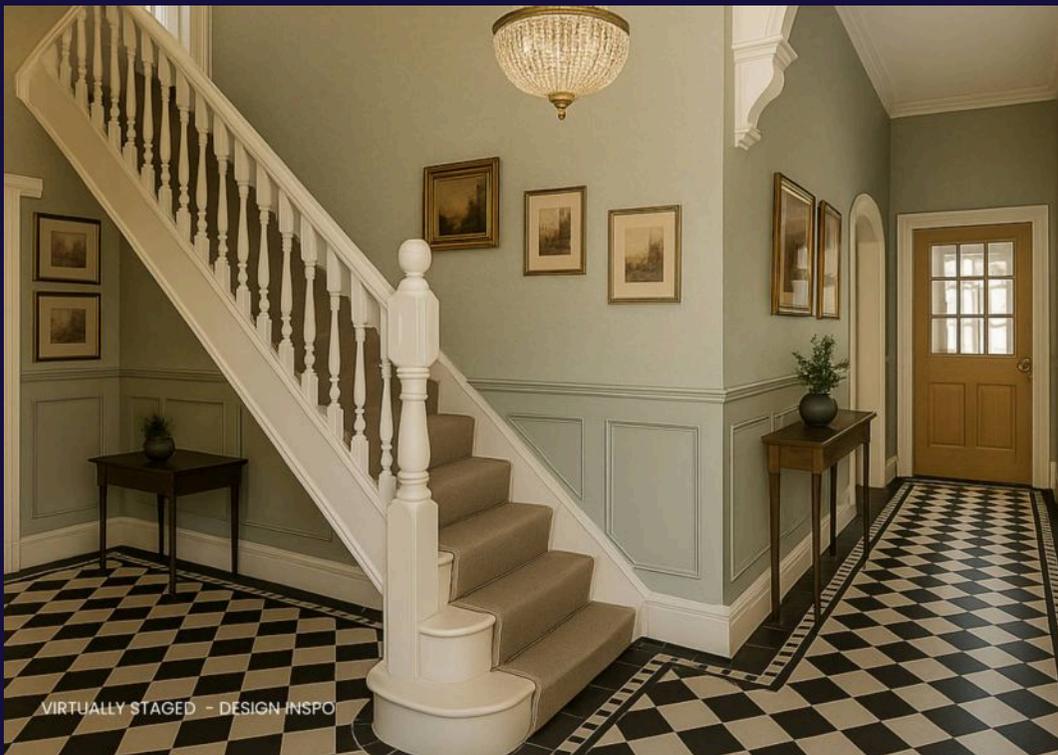
And here's where it gets exciting... upstairs, the two biggest bedrooms are both generous doubles with fireplaces. The only thing separating them is a stud wall. Take it out and you've got a bedroom so grand it feels like a boutique hotel suite. Or keep the front rooms as they are and open up the back into a vast principal with space for a dressing area and en-suite (subject to planning). This is the fun part: you get to design it your way.



VIRTUALLY STAGED - DESIGN INSPO



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The top floor? Two huge attic rooms, each over 18 feet. Right now they're storage, but in my head I'm already seeing a home cinema, an artist's studio, or another principal suite with beautiful windows framing the sky.

And the best part is, you don't *have* to do everything at once. If you're itching to get in, you could refresh the walls, bring the floors back to life, and start enjoying it while you plan the bigger things.

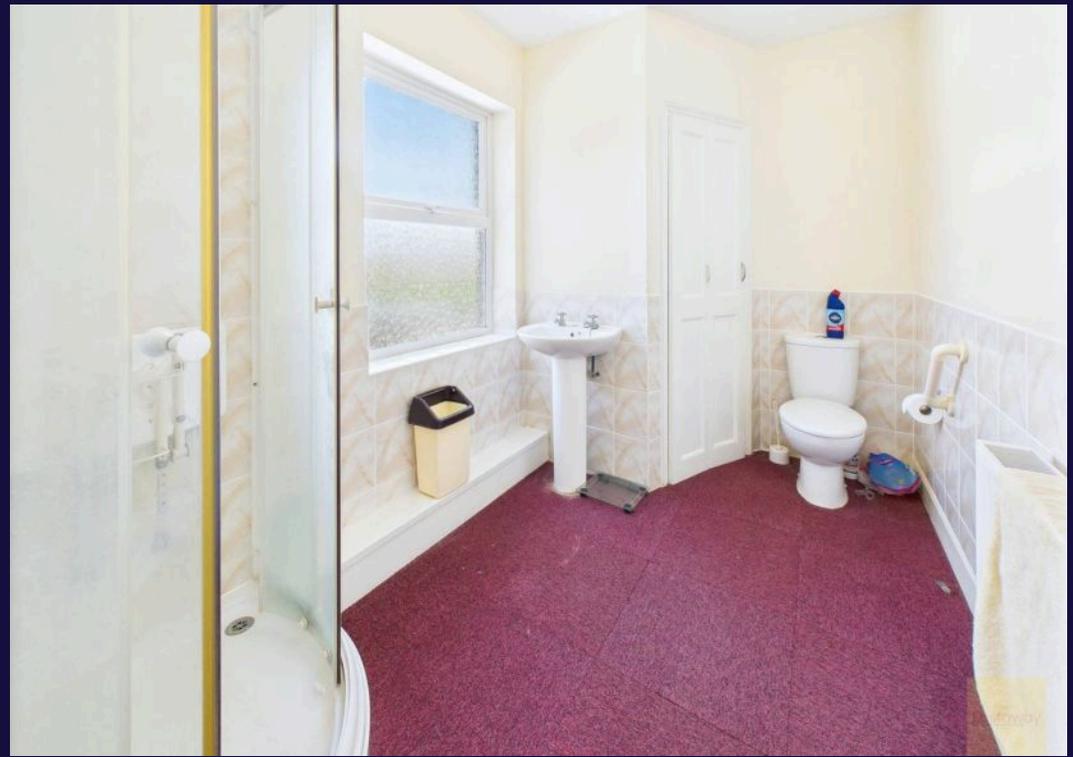
The garden is long, private, and full of potential for alfresco dining, lazy summer afternoons, or even your own kitchen garden. At the front, that beautiful Edwardian façade makes a statement before you've even opened the door.

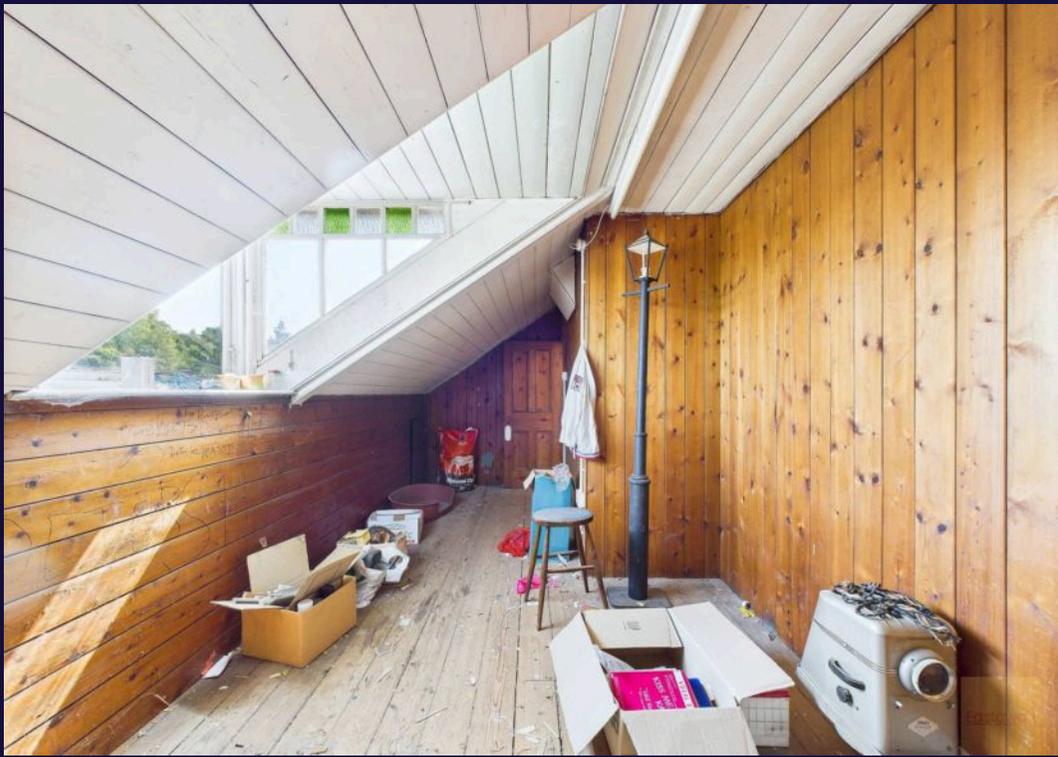
Location? You're in one of Wothorpe's most desirable streets, a stroll from Stamford's town centre and station, with countryside walks on your doorstep and the A1 minutes away.

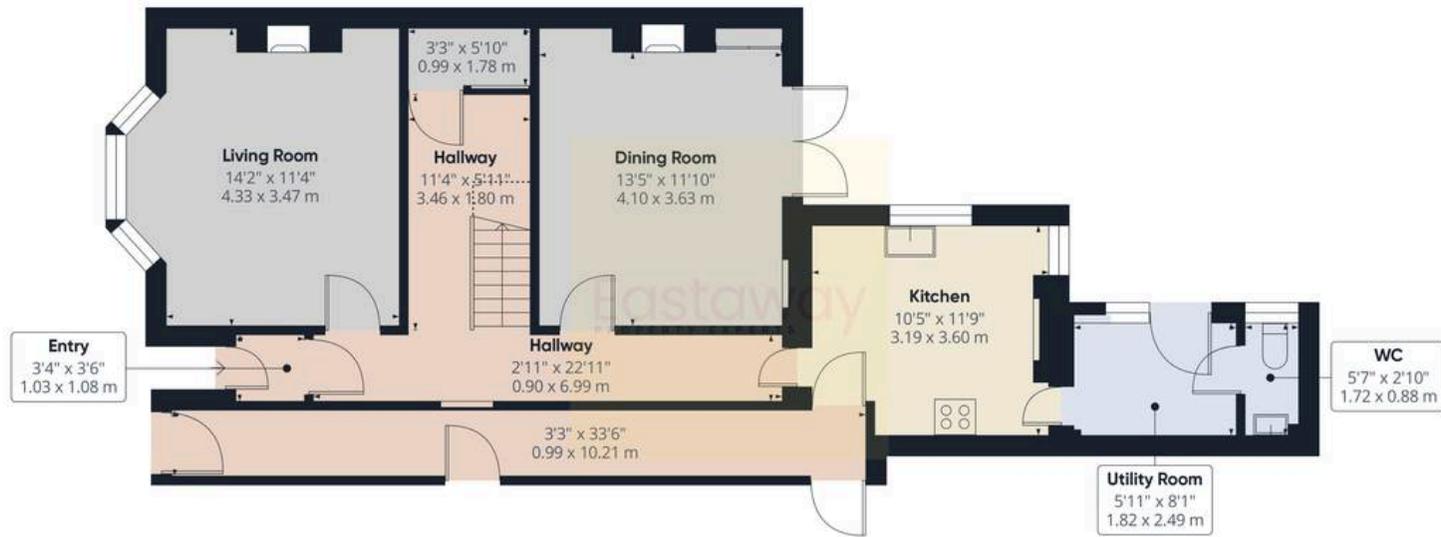
This isn't just a house, it's a project you'll fall in love with. It's the place where your Pinterest boards and renovation dreams come to life. And when it's finished, you'll have a home that's not only beautiful but also full of value, and completely, uniquely yours.

Agent's note: Some images have been virtually staged to help you see the home's potential after some TLC. These are for inspiration only and the property is being sold as seen.









Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1731 ft²
160.8 m²

Reduced headroom

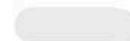
67 ft²
6.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	37	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	12	6
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Agents Notice

DISCLAIMER:

Property details are provided in good faith but may change and should not be taken as a complete or guaranteed description. While we aim for accuracy, all information must be independently checked and does not form part of any contract. Measurements are approximate, services and appliances have not been tested, and images or floorplans are for guidance only. Buyers should verify permissions, consents, and any other matters with their own advisers.

BUYER VERIFICATION:

In line with the Money Laundering Regulations, all purchasers must complete identification and proof/source of funds checks at the offer stage. A non-refundable fee of £35 (inc VAT) per person is payable for these checks. We cannot legally move forward with the sale until the buyers have completed these checks. The property will remain 'for sale' until checks are completed.



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